39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 520835 DEEDWARR
11/24/2020 02:05:24 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20201124-0138004

O-VRES-20-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Cohn and Paige Kohlman	Lending Hand Mortgage	
(NAME)	(NAME)	**141-05-0A-327.00-CO**
504 Wolfeboro Lane	510 Lentz Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY FAILLA AND MICHELLE FAILLA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN M. COHN, AN UNMARRIED MAN AND PAIGE M. KOHLMAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3B of record in Plat at Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Failla and Michelle Failla, husband and wife by Warranty deed from Kenya Sparks (f/k/a Kenya Mumphrey), married of record in Instrument No. 20170315-0025277 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 15, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011099, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, as amended in Instrument No. 20090331-0028791, and Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Avondale Park Homeowner's Association, Inc. of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Deed to USA in Record Book 4118, page 694 and Book 4228, page 635, Register's Office for Davidson County, Tennessee.
- Order to TVA recorded in Record Book 4273, page 280, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee.
- Easement for right of way of electric power line granted Tennessee Electric Power Co. in Book 787, page 7, Register's Office for Davidson County, Tennessee.

- Subject to Landscape easement in Instrument No. 20090414-0033629, Register's Office for Davidson County, Tennessee.
- Title to that portion of said land lying in the bed or banks of the Big Harpeth River, the right of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution and the consequence of any past or future change in the location of said river.
- Easement in Book 5738, page 819, partial abandonment in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
- Easement for water main across the Dower Tract, part of the property, in Book 1237, page 674, Book 840, Page 540 Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7601, page 400, Book 5738, page 832 and Book 4193, page 903, Register's Office for Davidson County, Tennessee.
- Subject to Permanent Easement Agreement of record in Instrument Number 20090707-0063325, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20020821-0100879, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Wolfeboro Lane, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF NOVEMBER, 2020.

Anthony Failla by Brian Mitchell attorney in fact
Anthony Failla, by his attorney in fact, Brian Mitchell

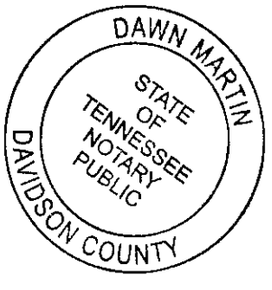
Michelle Failla by Brian Mitchell attorney in fact
Michelle Failla, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTHONY FAILLA AND MICHELLE FAILLA, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY FAILLA AND MICHELLE FAILLA.

Witness my hand and official seal, this the 23rd of November, 2020.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212